

STAFF REVIEW AGENDA

04/21/2005
FINAL

Zoning

- 1 C05-033 Work Code: Privately Initiated MANAGER: Lee Butler
APN: **43405057** TECH: David Barry ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: SAN JOSE CITY OF
RDA area: SNI Planned Community: No
District: 3 Zone: CP GP: MDR (8-16)
Address: 312 WILLOW ST SNI area: Washington Historic Dist: NO
Gross acres: 0.12 Previous files:
south side of Willow Street, approximately 100 feet easterly of Palm Street
Conforming Rezoning from CP District to R-1-8 District for residential uses on a 0.12 gross acre site
- 2 PDC05-030 Work Code: Privately Initiated MANAGER: Carol Hamilton
APN: **27740020** TECH: David Barry ENGINEER: Andrew Turner
Historic: No Impervious Surface: Yes Owner: FRIT SAN JOSE TOWN & COUNTRY VIL LLC
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: RC
Address: 3055 OLIN AV SNI area: No Historic Dist: NO
Gross acres: 40.79 Previous files: AD03-1170 AD03-1093 AD03-993 PDC03-083 AD03-1
southeast corner of Stevens Creek and South Winchester Boulevards
Planned Development Rezoning from A(PD) District to A(PD) District to allow 400 multi-family attached residences on a 40.79 gross acre site
- 3 PDC05-031 Work Code: Privately Initiated MANAGER: Edward Schreiner
APN: **42903005** TECH: Roland White ENGINEER: Amit Mutsuddy
Historic: No Impervious Surface: Yes Owner: WILLOWSHIRE LLC
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MHDR (12-25)
Address: 1163 CURTISS AV SNI area: No Historic Dist: NO
Gross acres: 0.64 Previous files: PRE04-505
west side of Curtiss Avenue, approximately 350 feet southerly of Willow Street
Planned Development Rezoning from R-1-8 Residential District to A(PD) Residential District to allow four single-family detached residences on a 0.64 gross acre site
- 4 PDC05-032 Work Code: Privately Initiated MANAGER: Lesley Xavier
APN: **24944101** TECH: David Barry ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Yes Owner: CITY OF SAN JOSE
RDA area: Redevelopment SNI Area Planned Community: No
District: 3 Zone: A(PD) GP: RS-C
Address: 320 N 1ST ST SNI area: 13th Street Historic Dist: NO
Gross acres: .63 Previous files:
northeast corner of East Julian Street and North First Street
Conforming Planned Development Rezoning from A(PD) District to A(PD) District to allow an increase of four multi-family attached residences to the previously approved 39 multi-family attached residences on a 0.61 gross acre site

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- 5 PDC05-034 Work Code: Privately Initiated MANAGER: Edward Schreiner
APN: **45514006** TECH: David Barry ENGINEER: Ryan Do
Historic: No Impervious Surface: Yes Owner: LEDEIT RAYMOND A ET AL
RDA area: No Planned Community: No
District: 6 Zone: CP GP: GC
Address: 2482 ALMADEN EX SNI area: No Historic Dist: NO
Gross acres: 1.1 Previous files: PRE04-447 DMV03-012
west side of Skylark Drive, at the western terminus of Hummingbird Drive
Planned Development Rezoning from CP District to A(PD) District to allow 32 multi-family attached residences on a 1.102 gross acre site

Planned Development

- 6 PD05-025 Work Code: None MANAGER: Edward Schreiner
APN: **27458005** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: BEHROUZIAN BEHROUZ AND PARIVASH E
RDA area: SNI Planned Community: NO
District: 6 Zone: R-M GP: MHDR (12-25)
Address: 0 REVEY AV SNI area: Burbank/Del Monte Historic Dist: NO
Gross acres: 0.16 Previous files: PDC04-103 H03-003
west side of Revey Avenue approximately 100 feet northerly of Bailey Avenue
Planned Development Permit to construct two single-family attached residences on a 0.16 gross acre site
- 7 PD05-026 Work Code: None MANAGER: Dave Tymn
APN: **26104015** TECH: Helen Maddox ENGINEER: Amit Mutsuddy
Historic: No Impervious Surface: No Owner: SAN JOSE UNIFIED S D
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: PQP
Address: 1460 THE ALAMEDA SNI area: No Historic Dist: NO
Gross acres: 4.97 Previous files:
northeast corner of The Alameda and Lenzen Avenue
Planned Development Permit to allow farmers' market at an existing elementary school's parking lot and allow off-site parking arrangement on a 4.97 gross acre site

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Planned Development

- 8 PD05-027 Work Code: None MANAGER: Reena Mathew
APN: **67662075** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: PACIFIC GAS AND ELECTRIC CO
RDA area: No Planned Community: Silver Creek
District: 8 Zone: A(PD) GP: PPOS
Address: 4040 SILVER CREEK RD SNI area: No Historic Dist: NO
Gross acres: 2.85 Previous files: PD05-020 PRE04-354 PD03-068
between Silver Creek Road and Yerba Buena Road, approximately 300 feet southerly of Greenyard Street
Wireless - Planned Development Permit to install 3 pairs of antennas to an existing PG&E Tower and
allow 400 square foot equipment cabinets on a 2.85 gross acre site

Site Development

- 9 H05-017 Work Code: None MANAGER: Jeff Roche
APN: **09714073** TECH: David Barry ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: No Owner: REALTY ASSOCIATES FUND III LP
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: IP
Address: 2581 JUNCTION AV SNI area: No Historic Dist: NO
Gross acres: 5.4 Previous files: AD05-337 AP05-009
northwest side of Junction Avenue, approximately 450 feet westerly of Trimble Road
Site Development Permit to construct 2,127 square feet addition for industrial uses on a 5.4 gross acre site

Special Use Permit

- 10 SP05-011 Work Code: None MANAGER: Suparna Saha
APN: **56701028** TECH: David Barry ENGINEER: N/A
Historic: No Impervious Surface: No Owner: ON LIV TR 12/10/02
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0)
Address: 5170 HARWOOD RD SNI area: No Historic Dist: NO
Gross acres: .28 Previous files:
east side of Harwood Road, approximately 350 feet north of Los Gatos-Almaden Road
Special Use Permit to allow a 50 foot long retaining wall on a 0.28 gross acre lot

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Tentative Map

11 AT05-028 Work Code: MANAGER: Reena Mathew
APN: **67942068** TECH: David Barry ENGINEER: N/A
Historic: No Impervious Surface: No Owner: HEARTHSTONE MULTI ASSET ENTITY A LP
RDA area: No Planned Community: Silver Creek
District: 8 Zone: A(PD) GP: RES-REC
Address: 1557 SILVER POND LN SNI area: No Historic Dist: NO
Gross acres: .25 Previous files:
northern intersection of Silver Ranch Lane and Silver Pond Lane
Lot Line Adjustment between 2 parcels on a 0.87 gross acre site

12 AT05-029 Work Code: MANAGER: Jeff Roche
APN: **70601079** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: No Owner: KELLY PATRICK H TRUSTEE & ET AL
RDA area: Edenvale Planned Community: No
District: 2 Zone: IP GP: IP
Address: 6150 SAN IGNACIO AV SNI area: No Historic Dist: NO
Gross acres: 5.5 Previous files: PRE03-236
south side of San Ignacio Avenue approximately 750 feet southeasterly from Great Oaks Blvd
Lot Line Adjustment between two parcels on a 5.5 gross acres site

13 AT05-030 Work Code: MANAGER: Ron Eddow
APN: **26438087** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: GOLKAR PEJMAN
RDA area: SNI Planned Community: No
District: 3 Zone: CP GP: GC
Address: 987 ALMADEN AV SNI area: Washington Historic Dist: NO
Gross acres: 1.14 Previous files: H04-045
northwest corner of Almaden Avenue and Willow Street
Lot Line Adjustment among three parcels on 1.14 gross acre site

Tree Removal

14 TR05-035 Work Code: Two-Family Lot MANAGER: Suparna Saha
APN: **42119092** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: FISHER RICHARD M
RDA area: No Planned Community: No
District: 9 Zone: R-2 GP: MDR (8-16)
Address: 4973 UNION AV SNI area: No Historic Dist: NO
Gross acres: 0.21 Previous files:
west side of Union Avenue, approximately 465 feet south of Carlton Avenue
Tree Removal Permit to remove 3 Canary Island Pine trees / 84-61" C on a 0.21 gross acre site

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Conditional Use

- 15 CP05-016 Work Code: CP Generic MANAGER: Suparna Saha
APN: **42136005** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: SAM-MED
RDA area: No Planned Community: No
District: 9 Zone: CO GP: O
Address: 2410 SAMARITAN DR SNI area: No Historic Dist: NO
Gross acres: 0.67 Previous files:
south side of Samaritan Drive, approximately 250 feet westerly of Samaritan Place
Conditional Use Permit for 20 HP standby/back-up generator at an existing ambulatory surgery center on a 0.67 gross acre site

- 16 CPA00-024-01 Work Code: Other MANAGER: Rebekah Ross
APN: **37221003** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: No Owner: GARCIA PAUL TRUSTEE
RDA area: No Planned Community: No
District: 1 Zone: CP GP: GC
Address: 7246 SHARON DR SNI area: No Historic Dist: NO
Gross acres: 0.57 Previous files:
South side of Sharon Drive approximately 250 feet easterly of South De Anza (7247 Sharon Drive)
Wireless - Conditional Use Permit Renewal to allow an existing 45 foot high monopole and 401 square foot equipment facility on a .56 gross acre site

Administrative

- 17 AP05-009 Work Code: Other MANAGER: Dave Tymn
APN: **09714073** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: REALTY ASSOCIATES FUND III LP
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: IP
Address: 2581 JUNCTION AV SNI area: No Historic Dist: NO
Gross acres: 5.4 Previous files: AD05-337 H05-017
northwest side of Junction Avenue, approximately 450 feet westerly of Trimble Road
Administrative Permit to allow installation of 500kw emergency generator on a 5.4 gross acres site



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Single Family development

18 SF05-009 Work Code: Other MANAGER: Edward Schreiner
APN: **43920116** TECH: Caleb Gretton ENGINEER: N/A
Historic: No Impervious Surface: No Owner: MARSHALL JUAREZ
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1754 ELLEN AV SNI area: No Historic Dist: NO
Gross acres: 0.1 Previous files:
1754 Ellen Avenue
APPROXIMATELY 1636 SQ FT ADDITION TO AN EXISTING SFD IN THE R-1-8 ZONING DISTRICT. ALSO THE HOUSE WILL BE GREATER THAN 30 FT IN HEIGHT. THE PROJECT INCLUDES A NEW DETACHED GARAGE AND STORAGE AREA

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4/3/2005 to 4/9/2005

Tract Maps

1 **9693** Sub Code: Standard Map PW Engineer: Mirabel Aguilar
APN: **47206034** Work Proposed: Residential PL Manager: Edward Schreiner
District: 3 Gross acres: 7.69 Owner: CALIFORNIA CHEESE CO
Address: 370 BONITA AV
Previous files: PDC05-006 PD05-006 PT05-003 PDC03-103
NORTHEAST CORNER OF BONITA AVENUE AND SUNNY COURT

Parcel Maps

2 **3-06240** Sub Code: With Tentative Map PW Engineer: Andrew Turner
APN: **46704020** Work Proposed: Residential PL Manager: Lee Butler
District: 3 Gross acres: .326 Owner:
Address: 288 N 13TH ST
Previous files: PDC04-089 PD04-073 PT04-093
southeast corner of North 13th Street and East Julian Street
1 LOT PARCEL MAP FOR CONDOMINIUM PURPOSES (4 UNITS)

3 **3-16847** Sub Code: Without Tentative Map PW Engineer: Ryan Do
APN: **24916063** Work Proposed: Non-Residential PL Manager: Lee Butler
District: 3 Gross acres: 0.31 Owner: FERNANDEZ JOSE L JR
Address: 990 N 17TH ST
Previous files:
17th Street, north of Hedding St.
SUBDIVIDE ONE LOT INTO TWO. LOT CONTAINS ONE SFD & A COMMERCIAL BUILDING.